

Petition No: 2020-103 REV 2

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximately 5.92 acres zoned R-3 would allow up to 17 single family units.

The subject property is Residential.

Number of students potentially generated under current zoning: 9 students (4 elementary, 3 middle, 2 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The UR-2(CD) zoning petition seeks to allow up to 48 single family attached units (townhomes).

CMS Planning Group: South

Average Student Yield per Unit: 0.3340

This development may add 16 students to the schools in this area.

The following data is as of 20th Day of the 2019-20 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20th Day Enrollment</i>	<i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i>	<i>20th Day, Building Utilization (Without Mobiles)</i>	<i>Additional Students As a result of this development</i>	<i>Utilization As of result of this development (Without Mobiles)</i>
LANSDOWNE ELEMENTARY ¹	34	32	554	521	106%	7	106%
MCCLINTOCK MIDDLE	70	54	1190	918	130%	3	130%
EAST MECKLENBURG HIGH	117.8	117	2037	2023	101%	6	101%

The following projects are included on the CMS 2017 Bond Projects list, as approved by county voters:

1. Construction of a new 45 classroom school; replaces old school built in 1959 and relieves crowding at Elizabeth Lane Elementary School. The new opening is for the 2022-2023 school year.

The total estimated capital costs of providing the additional school capacity for this new development is \$613,000; calculated as follows:

Elementary School:	7x \$34,000 = \$238,000
Middle School:	3x \$37,000 = \$111,000
High School:	6x \$44,000 = \$264,000

RECOMMENDATION

Adequacy of existing school capacity in this area is a significant problem. We are particularly concerned about a rezoning case where school utilization exceeds 100% since the proposed development may exacerbate the situation. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above.

Applicants are encouraged to contact us in advance of their project submittals to inform CMS of their prospective impacts and discuss mitigation alternatives.

In the South Planning Group, the projected student impact from approved rezonings from September 2017 to present is 1354 students.

Planning Group	Petition	Projected Students	Petitioner	Approval Date
South	2017-146	6	North State Development, LLC	2018-02-19
South	2017-160	2	Madison Simmons Homes and Communities, LLC	2018-02-19
South	2017-171	44	Century Communities	2018-04-16
South	2017-202	1	Sinacori Builders, LLC	2018-06-18
South	2018-022	3	Kyle Short	2018-07-16
South	2018-044	11	Land Investment Resources, LLC	2018-09-24
South	2018-026	4	Llewellyn Development, LLC	2018-10-15
South	2018-066	2	Anthony Moore	2018-10-15
South	2018-094	2	Hopper Communities, Inc	2018-11-19
South	2018-101	9	Llewellyn Development, LLC	2018-12-17
South	2018-127	5	Blue Azalea-Providence LLC	2019-07-15
South	2019-023	5	Sinacori Builders	2019-07-15
South	2018-142	14	Proffitt Dixon Partners	2019-09-16
South	2019-050	5	Land Growth, LLC	2019-09-16
South	2019-083	2	James M. Howell	2019-10-21
South	2019-068	29	Blu South, LLC	2019-11-21
South	2019-030	114	Continental 475 Fund, LLC	2019-12-18
South	2019-047	47	NR Pinehurst Property Owner, LLC	2019-12-19
South	2019-100	1	Matt Connolly-Pike Properties, LLC	2019-12-23



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South	2019-030	114	Continental 475 Fund, LLC	2020-01-21
South	2019-140	4	C Investments 5, LLC	2020-02-17
South	2019-141	1	Mark Bolous	2020-03-16
South	2019-158	7	MPV Properties	2020-03-16
South	2019-115	827	Northwood Development, LLC	2020-06-15
South	2020-011	4	Souvik Ghosal	2020-06-15
South	2020-024	55	Dominion Realty Partners, LLC	2020-06-15
South	2020-066	10	Yoruk Development Company, Inc	2020-10-19
South	2020-066	10	Yoruk Development	2020-11-16
South	2020-100	10	Delray Ventures, LLC	2020-11-16
South	2020-073	6	Blue Azalea	2020-12-21
	Total	1354		